GOVERNMENT OF TELANGANA
ABSTRACT

Metropolitan Area & Urban Development Department - Change of Land Use from Public & Semi-public use & Recreation use zone to Residential use Zone in Sy. Nos. 158/P, 266, 267/P, 268/P of Shabad Village, Shabad Mandal, Ranga Reddy District to an extent of 75472.82 Sq Mtrs., - Confirmation of Draft Variation – Notification – Issued.

METROPOLITAN AREA & URBAN DEVELOPMENT (Plg.I(1)) DEPARTMENT

G.O.Ms.No. 88 **Dated: 05-03-2026**

Read the following:-

1. From the Metropolitan Commissioner, HMDA, Hyderabad, Letter.No. 062842/SKP/ CLU/U6/HMDA/22012025, dt:03.08.2022.
2. Minutes of the CLU Committee meeting held on 26.08.2025.
3. Govt.Memo.No.12353/Plg.I(1)/2025, dated:30.09.2025.
4. From the Metropolitan Commissioner, HMDA, Hyderabad, Letter.No.062842/SKP/ CLU/U6/HMDA/22012025, dt:07.11.2025.
5. From the Metropolitan Commissioner, HMDA, Hyderabad, Letter.No.062842/ SKP/CLU/ U6/HMDA/22012025, dt:10.02.2026.

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ORDER:

The draft variation to the land use envisaged in the notified Master Plan Metropolitan Development Plan (MDP)-2031 for HMR approved by the Government vide G.O.Ms.No.33 MA&UD, dt:24.01.2013, issued in Government Memo 3rd read above, was published in the extraordinary issue of the Telangana Gazette No.176, Dt. 10-10-2025. No objections or suggestions have been received from the public within the stipulated period. It is reported by the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad that the applicant has remitted Conversion / Change of Land Use Charges of 1,50,94,560/- (Rupees One Crore Fifty Lakhs Ninety Four Thousand Five Hundred Sixty Only) vide RTGS Ref No.ICICR22026012113988833, Dt:21.01.2026. Hence, the draft variation is confirmed.

2. The following notification shall be published in the next issue of Extra-ordinary Telangana Gazette.

3. The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad shall publish a notice in newspapers as specified in sub-section (1) of Section 15 of HMDA Act, 2008 on or before the date of Gazette Notification and furnish the copies of same to the Government.

NOTIFICATION

In exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use envisaged in the notified Master Plan Metropolitan Development Plan-2031 for HMR approved by the Government issued vide G.O.Ms.No.33 MA & UD, dt:24.01.2013, as required by sub-section (1) of the said section.

DRAFT VARIATION

The site in Sy. Nos. 158/P, 266, 267/P, 268/P of Shabad Village, Shabad Mandal, Ranga Reddy District to an extent of 75472.82 Sq.Mts., which is presently earmarked for Recreational use zone, Public & Semi-public use zone as per the notified Metropolitan Development Plan (MDP)-2031 for HMR approved by the Government vide G.O.Ms.No. 33 MA & UD Dept, dt: 24.01.2013, is now designated as Residential use zone. Subject to the following conditions:

P.T.O

1. The applicant shall comply with the conditions laid down in the G.O.Ms.No. 168, dt:07.04.2012
2. The applicant shall hand over the area affected under the proposed 30.0mtrs wide master plan road at time of development permission.
3. The applicant shall obtain prior permission from competent authority before undertaking any development on the site under reference.
4. If any dispute occurs regarding ownership of the applicant will be the whole responsible for that.
5. The applicant is whole responsible if any discrepancy occurs in the ownership aspects & ULC aspects & if any litigation occurs, the change of land use orders will be withdrawn without any notice.
6. CLU shall not be used as proof of any title of the land.
7. The applicant has to fulfillment any other conditions as may be imposed by the Competent Authority.
8. The Change of land use does not bar any public agency including HMDA/Local Authority to acquire land for any public purpose as per law.
9. The applicant shall obtain an NOC from Irrigation Department for the NALAs which are passing through two sides of the boundaries of the site (Northen side and South west of the site).
10. The areas covered by the said NALAs and their buffer is excluded from this proposal conversion of land use.

Schedule of boundaries

North	:	Proposed 30 M wide Master plan road and Sy No.158.
South	:	Sy nos. 162, 261 to 264 and 9.00 M wide approach road.
East	:	Sy No: 258/p, Sy No: 270, Sy No. 271, Sy. No 285.
West	:	Sy no: 159 and 9.00 M wide approach road.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF TELANGANA)

JAYESH RANJAN
SPECIAL CHIEF SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery & Stores Purchase, Hyderabad.
The Metropolitan Commissioner,
Hyderabad Metropolitan Development Authority, Hyderabad.

Copy to:

The individual through the Metropolitan Commissioner,
Hyderabad Metropolitan Development Authority, Hyderabad
The Special Officer and Competent Authority,
Urban Land Ceiling, Hyderabad. (in name cover)
The District Collector, Ranga Reddy District.
Sc/Sf.

//FORWARDED BY ORDER//

SECTION OFFICER